



CITY of TAUNTON
ZONING BOARD of APPEALS

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To view the meeting you can go to the City website, click on municipal network, then click live, and then click play. <https://taunton.vod.castus.tv/vod> or you can attend in person. Abutters may provide input in person or by correspondence received by the Zoning Board of Appeals by noon on November 18th

AGENDA
ZONING BOARD OF APPEALS
NOVEMBER 18, 2021 – 6:00 PM
15 Summer Street, City Hall
(in the Chester R. Martin Municipal Council Chambers)

Acceptance of October 28, 2021 minutes

Cont'd. Case # 3637 **Earley** **128 E. Water St.**
A Special Permit from Section 440 503 (d) of the Zoning Ordinance for the extension of a pre-existing non-conforming single family dwelling by allowing an 34' x 33' addition for a 3 family use having a 6.2' side setback (instead of 15 feet)

Case # 3641 **Capital Dev. Co LLC** **1 Greylock Ave. & pro. I.D. 64-178 & 64-187**
A Variance from Section 440 Attachment #3 of the Zoning Ordinance for the division of one lot into 3 lots. Lot 2 having 10,950 sq. ft. of lot area & dry area and lot 3 having 10,079 sq. ft. of lot area & dry area (instead of 15,000 sq. ft. lot area & 11,250 sq. ft. dry area)
Atty. Brianna Correia

Cont'd. Case # 3644 **Anslow** **198 Fremont**
A Variance from Section 440-602 and Section 440 Attachment #3 of the Zoning Ordinance for the division of one lot into 3 lots, Lot A having a side setback of 20 feet (instead of 25') Lot B having 55 feet of lot width (instead of 100 feet) Lot C having 67 feet of lot width (instead of 100 feet) and Lot B & C each having 54 feet of frontage (instead of 150 feet)
Atty. Brianna Correia

Cont'd. Case # 3646 **McClean** **147 Winthrop St.**
A Variance from Section 440-709 of the Zoning Ordinance to allow the dwelling conversion of a 2 family dwelling to a 3 family dwelling on lot having 12,418 sq. ft. (instead of 15,000 sq. ft.) and allow parking in the front yard and a waiver of 6 parking spaces to 4 parking spaces.

A Special Permit from Section 440-503 of the Zoning Ordinance to allow the alteration of a pre-existing non-conforming use by converting the existing 2 auto repair bays to the convenience store space.

A Special Permit from Section 440-503 of the Zoning Ordinance for the expansion of a pre-existing non-conforming structure by allowing the proposed addition to be 7.2 feet (instead of 15 feet) and a Variance from Section 440 Attachment #3 for a side setback of 4 feet (instead of 15 feet) for the proposed 24' x 24' garage.

A Variance from Section 440-602 & 440 attachment #3 of the Zoning Ordinance for the development of a lot having 77.14' of lot width and 85.30' of frontage (instead of 100 feet of lot width & frontage)

A Variance from Section 440-602 & 440 attachment #3 of the Zoning Ordinance for the development of a lot having 94' of lot width (instead of 100') and 12,235 sq. ft. of lot area (instead of 15,000 sq. ft.)

A Variance from Section 440 attachment #3 of the Zoning Ordinance to allow a new porch having a sideline setback of 20 feet (instead of 25 feet)

A Variance from Section 440 attachment #3 of the Zoning Ordinance to allow an existing garage (24' x 30') to have a 5 foot rear setback (instead of 20 feet)

A Variance from Section 440 attachment #3 of the Zoning Ordinance to allow an existing 10.9' x 13' gazebo to have a 4.4 foot side yard setback (instead of 25 feet)

A Variance from Section 440-602 & Section 440 Attachment #3 of the Zoning Ordinance to allow the construction of a single family dwelling on a lot having 46,135 sq. ft. (instead of 60,000 sq. ft) with 85 feet of lot width (instead of 100') and 67.67 feet of frontage (instead of 150')

A Variance from Section 440 Attachment #3 of the Zoning Ordinance to allow the reconstruction of a dwelling having a 18.7' front setback (instead of 25') and side setback of 0.3 and 7.6' (instead of 15')

OTHER BUSINESS: